

<b>APPLICATION NO.</b>	<a href="#">P13/V1255/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	13.6.2013
<b>PARISH</b>	ABINGDON
<b>WARD MEMBER(S)</b>	Julie Mayhew-Archer Tony de Vere
<b>APPLICANT</b>	Mr David Matthews
<b>SITE</b>	47 The Motte Abingdon Oxfordshire, OX14 3NZ
<b>PROPOSAL</b>	Proposed new extension to side of No. 47 The Motte.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	449793/197525
<b>OFFICER</b>	Katie Cook

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## 1.0 INTRODUCTION

1.1 The property, a semi-detached dwelling, is situated on a corner plot within an established residential area towards the centre of Abingdon. Adjoining the north and west boundary of the site is a heavily wooded area adjoining the River Stert. Vehicular access to the site is obtained from The Motte to the south / south-east. A copy of the site plan is **attached** at appendix 1.

1.2 The application comes to committee because Abingdon Town Council objects.

## 2.0 PROPOSAL

2.1 This application seeks planning permission for the erection of a two storey side extension on the west elevation of the property and the erection of a single storey rear extension on the north elevation. The extensions have been designed in a contemporary format, incorporating flat roofs and a glazed link, with a mixture of different timber finishes as an external facing material. The two storey glazed link, at 5.5 metres high, measures 1.4 metres wide by 6.4 metres deep. The two storey extension measures 6.5 metres wide by 7.8 metres deep and is 5.8 metres high. The single storey rear extension at 3.3 metres deep has a maximum width of 16 metres and is 2.8 metres high. A copy of the application drawings is **attached** at appendix 2.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Abingdon Town Council objects to the application, stating “Members considered that the proposals were out of character of the locality, particularly in relation to the materials which were being used, and therefore contravened saved policy DC1 (quality of new development – design) of the adopted Vale of White Horse District Council local plan 2011”.

3.2 Two letters of objection / concern have been received, which make the following points;

- The design is totally out of keeping with the rest of the house.
- The proposal creates an unsightly view from the nature walk next to it.
- The rear extension overpowers the view and evening sunshine from no.49.
- The development has two flat roofs which is a different design to the main house and the rest of The Motte.

3.3 Seven letters of support / no objection have been received, which make the following points;

- It is an elegant concept that enhances the property and although a modern design

- it will blend well with the surrounding properties.
- The plans look good and the extension looks as though it will be in keeping with the area and mindful of the nearby nature reserve.
  - The extension, although large, has been thoughtfully designed and is not intrusive.
  - The development will be a positive addition to the streetscape of The Motte.
  - The proposed extension looks stylish and attractive, and a good use of space.
  - With the wood cladding the proposed extension will blend in nicely with the trees in Boxhill Wood and enhance this corner of The Motte.
- 3.4 As part of pre-application discussions prior to the current submission, the proposal was presented to the Architects' Advisory Panel. The panel raised no objection to the principle of a using a modern design but suggested that separation of the extension from the main house be emphasised by setting the glazed link back from the front of the extension.
- 4.0 **RELEVANT PLANNING HISTORY**
- 4.1 [P12/V0563](#) - Withdrawn (11/05/2012)  
Demolition of existing garage and linked ancillary buildings. Erection of a two storey and single storey extensions.
- 5.0 **POLICY & GUIDANCE**  
**National Planning Policy Framework**
- 5.1 The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development (paras. 14 and 49). Paragraphs 34 and 37 encourage minimised journey lengths to work, shopping, leisure and education, and paragraphs 56 – 66 seek to promote good design and local distinctiveness and integrate development into the natural, built and historic environment.
- Vale of White Horse Local Plan (adopted July 2006)**
- 5.3 Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local distinctiveness and character.
- 5.4 Policy DC5 seeks to ensure that a safe and convenient access can be provided to and from the highway network.
- 5.5 Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.
- 6.0 **PLANNING CONSIDERATIONS**
- 6.1 The main issues in determining this application are the impact on the visual amenity of the area, the impact on the amenities of neighbouring properties, and whether there is adequate off-street car parking within the site for the dwelling. Although it is near to the River Stert, the site does not lie within the floodplain and flooding is not an issue.
- Impact on visual amenity**
- 6.2 The proposed extension has been carefully designed with the following concepts in mind; i) to reflect the adjacent woodland and present a transition between the existing

built form and the woodland, and ii) to reflect the horizontal change in materials on the existing house. This has led to the use of different timber facings on the proposed extensions.

- 6.3 The extension is to be constructed using half cut-tree logs, boarding and Cedar shakes. The glazed link provides a break from the main building and the proximity of the woods to the west means that the use of untreated timber cladding on the extension is felt to be appropriate in this context. Whilst slightly wider than the main house, the two storey extension is set back approximately one metre from the front of the property, and two metres below the existing roof ridge, and both the muted colour of the proposed timber treatment and the visual separation created by the glazed link means that the identity of the semi-detached built form will not be compromised. Overall the extension will appear subordinate to the existing house.
- 6.4 The Architects' Advisory Panel supported the principle of using the modern contrasting design, and the scheme has been amended to take on board their comments as regards the emphasis of the separation between the extension and the main house.

#### **Impact on neighbours**

- 6.5 Given the position and orientation of neighbouring properties it is not considered that the amenities of these dwellings would be harmed by the proposal in terms of overshadowing, dominance or overlooking. The first floor windows in the proposed extension are situated over 18 metres away from the dwelling to the south of the site (no.45) and will not cause harmful overlooking of this property. The proposed single storey extension is situated adjacent to the boundary with the adjoining property to the east (no.49). It is noted that under the provisions of permitted development a similarly proportioned extension could be erected without the need to obtain planning permission, and it is not considered that the proposal could reasonably or justifiably be refused on the grounds that the residential amenities of no.49 would be harmed.

#### **Impact on highway safety**

- 6.6 The proposal increases the number of bedrooms in the property from three to four plus a first floor study. There is sufficient space within the site, including the proposed garage, to provide off-street parking for three cars, which is considered sufficient in this location. In order to ensure this provision remains it is considered reasonable and necessary to condition the garage remains as such.

#### **7.0 CONCLUSION**

- 7.1 The proposed development will not harm the visual amenity of the area or the amenities of neighbouring properties, and there is adequate off-street parking within the site for the extended property. The proposal therefore complies with the provisions of the development plan, in particular policies DC1, DC5 and DC9 of the adopted Vale of White Horse Local Plan. The development is also considered to comply with the provisions of the National Planning Policy Framework.

#### **8.0 RECOMMENDATION**

**It is recommended that planning permission be granted subject to the following conditions:**

1 : TL1 - Time limit - Full Application (Full)

2 : List of approved plans

3 : The development shall be built using only the external materials specified within the design and access statement and provided on the sample panel board which form part

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of this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

4 : Notwithstanding the provisions of Class A of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or the equivalent provisions of any order revoking and re-enacting that Order), the garage accommodation forming part of the development shall be retained for parking motor vehicles at all times and shall not be adapted to be used for any other purpose.

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